

63-1-31 ✓

57-157

## WARRANTY DEED

18420

TRANSFER  
TAX  
PAID

KNOW ALL MEN BY THESE PRESENTS,

That I, **ALBERT E. MOORE**, of Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **LUCILLE R. WINTERS**, of Waterville, in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **LUCILLE R. WINTERS**, her heirs and assigns forever,

A certain lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine, and further bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the southerly line of Oak Street at the northeasterly corner of the premises conveyed to Cecile Provencher, by Deed of George Groder and Rosalie Groder, dated May 16, 1939, recorded at the Kennebec Registry of Deeds in Book 757, Page 351; thence in a general southerly direction along the easterly boundary line of said premises conveyed to Cecile Provencher by George Groder and Rosalie Groder, a distance of about one hundred thirty-three (133) feet to the southeasterly corner thereof; thence in a general westerly direction along the southerly boundary line of said premises conveyed to Cecile Provencher by Deed of George Groder and Rosalie Groder, as aforesaid, a distance of one hundred (100) feet; thence in a general northerly direction to a point in the southerly line of Oak Street one hundred (100) feet westerly from the point of beginning; thence in a general easterly direction along the southerly line of Oak Street a distance of one hundred (100) feet to the point of beginning.

Meaning and intending hereby to convey the premises acquired by the within Grantor and Audrey P. Moore by deed of Edward M. Reid, dated August 25, 1977, and recorded in the Kennebec County Registry of Deeds in Book 2041, Page 267. Audrey P. Moore, the Grantor's spouse, predeceased the within Grantor.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **LUCILLE R. WINTERS**, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said ALBERT E. MOORE, widower, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 24th day of July, in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered  
in the presence of:

Clement S. Bernier

Albert E. Moore  
Albert E. Moore

STATE OF MAINE  
KENNEBEC, SS.

July 24, 1986

Personally appeared the above named ALBERT E. MOORE and acknowledged the above instrument to be his free act and deed.

Before me,

Clement S. Bernier  
Notary Public  
Print Name Albert L. Bernier



RECEIVED KENNEBEC SS.  
1986 AUG 21 AM 9:00  
RECORDED FROM ORIGINAL